

**Minutes  
Williamson County  
Board of Zoning Appeals  
August 23, 2007**

**Members Present**

Ed Jagers, Vice-Chairman  
Steve Wherley  
Don Crohan  
Sue Workman

**Staff Present**

Lee Sanders  
Linda Hodges  
Brenda Midgett  
Bobby Cook, County Attorney

The Williamson County Board of Zoning Appeals met in regular session on August 23, 2007, in the Auditorium of the Williamson County Administrative Complex. Co-Chairman Ed Jagers opened the meeting with a public statement that he read stating that the Board of Zoning Appeals is made up of five citizens nominated as Board members by the County Mayor. One member is a Planning Commissioner, one member may be a County Commissioner and the remaining members are not otherwise connected with County Government. He went on to say the Board will hear from anyone who has anything to say to the Board relevant to the request at hand. However, the Board will not view or hear anything that does not have direct bearing on the item being heard. He requested that all comments be addressed to the Board.

Co-Chairman Ed Jagers then asked the members to consider the minutes. Sue Workman made the motion to approve the minutes of the July 26, 2007, meeting as printed, and Don Crohan seconded the motion. The motion was unanimously approved.

Co-Chairman Ed Jagers announced to the Board members and the public that Item 2 had been withdrawn by the applicant and therefore it would not be heard.

**ITEM 1**

**A request by Steve Wilcox for approval of a side setback variance to allow an accessory building (storage shed) at 1765 Lavender Road. The property is zoned Rural and is located in the 3<sup>rd</sup> district.**

Linda Hodges read the staff report, and reviewed the background (see agenda report). The overhead projector was utilized for the aerial view of the property and site plan. Lee Sanders indicated to the Board the location of the unapproved structure. He stated the building is located on a non-conforming lot and is located four feet from the non-surveyed property line.

Mr. Steve Wilcox, the owner of the property, and Michael Krise, his brother-in-law/tenant, represented the item. Mr. Wilcox stated a former structure was once built where the new structure is now placed.

Mr. Krise stated the structure would be more accessible if left in its current location.

Co-Chairman Ed Jagers opened the meeting to the public.

Anita Grissom of 1759 Lavender Road stated that there had been an old structure in the rear yard, but not in the location where this one was built.

Dale Grissom wanted to know where Mr. Wilcox got the dimensions for his site plan. He stated the drawings were not correct. Mr. Grissom stated he feels Mr. Wilcox's structure is on his property line.

County Commissioner Judy Hayes stated she felt the new structure could be placed at another site on the property.

There being no one else to speak, Co-Chairman Jagers closed the public hearing.

Sue Workman asked the staff how could the Board tell where the property line begins.

Mr. Sanders stated a survey has not been required for such a request. He stated to the Board that they could vote on the request, or re-hear the request at another time after a survey had been acquired, if that is how they wish to vote.

Don Crohan made a motion to deny the request. He stated that the structure being only four feet from the property line and able to be placed at another location meeting regulations does not meet the requirements of Division 4400 B and Section 9601 of the zoning ordinance. Steve Wherley seconded the motion. Motion to deny the variance was approved by unanimous voice vote.

There being no further business to come before the Board, meeting was adjourned.

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Secretary's Signature

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Date